

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 09-03-03

195-

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-10
ITEM DESCRIPTION: Final Plat #03-28 by GAC Theaters, Inc. to be known as Chateau Second Replat. The applicant is proposing to re-subdivide Lot 1, Block 1, Chateau Subdivision into 2 lots for development. The property is located along the north side of East Circle Drive NE (CSAH 22), east of TH 63 and is the property where the Chateau Theatre is located.		PREPARED BY: Theresa Fogarty, Planner

August 28, 2003

Planning Department Review:

See attached staff report dated August 26, 2003, recommending approval subject to the following conditions:

1. *Grading and Drainage Plan for the development of the vacant proposed Lot 2, Block 1 shall be determined at the time of Site Plan Development Review. A Storm Water Management charge will be applicable to the development of Lot 2, Block 1, for any increase in impervious surface, if on-site detention is not provided.*
2. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
3. *Gravity flow Sanitary Sewer is not currently available to serve Lot 2, Block 1. The Owner shall be required to extend utilities through a City-Owner Contract, or shall execute a Contribution Agreement to address its obligations regarding the cost for the City to extend utilities.*
4. *There are items regarding landscaping and stabilization of the rock face that were required by previous Site Development Plan approval for this property, that to date have not been completed. The applicant is required to complete its obligations prior to Site Development Plan approval for Lot 2, Block 1.*

Council Action Needed:

1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.

Attachments:

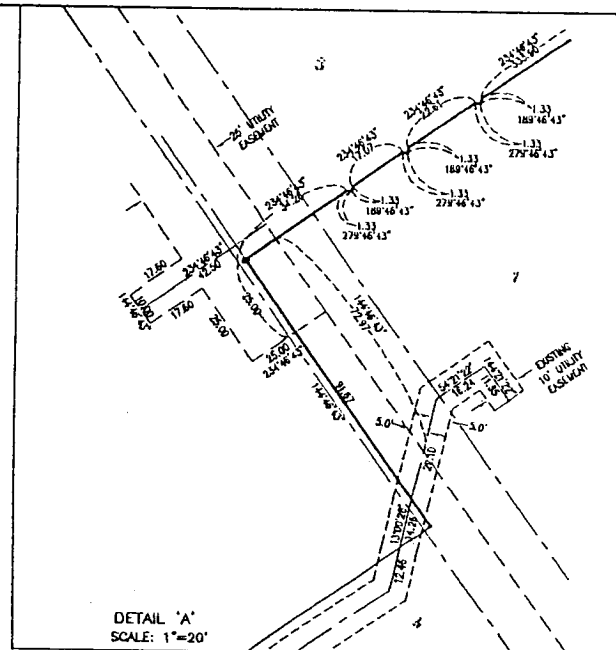
1. Staff report, dated August 28, 2003.

Distribution:

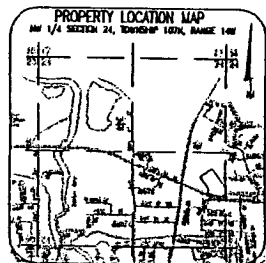
1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Wednesday, September 3, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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DETAIL 'A'
SCALE: 1"=20'

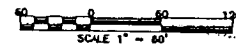


ALL MONUMENTS SHOWN THUS:
ARE 5/8" I.D. CAPPED PIPES WHICH
WILL BE SET WITH REGISTRATION NO. 11022
WITHIN 1 YEAR AFTER RECORDING
OF THIS PLAN.

ALL DIMENSIONS SHOWN TRUE. ●
ARE FOUND 5/16" ID PIPE UNLESS
OTHERWISE NOTED.

BASIS OF BEARING SYSTEM :
PLAT BEARINGS ARE MINNESOTA STATE PLANE
GRID AZIMUTHS MEASURED TO THE RIGHT
FROM GRID NORTH.

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to install, change and obtaining on said easement.

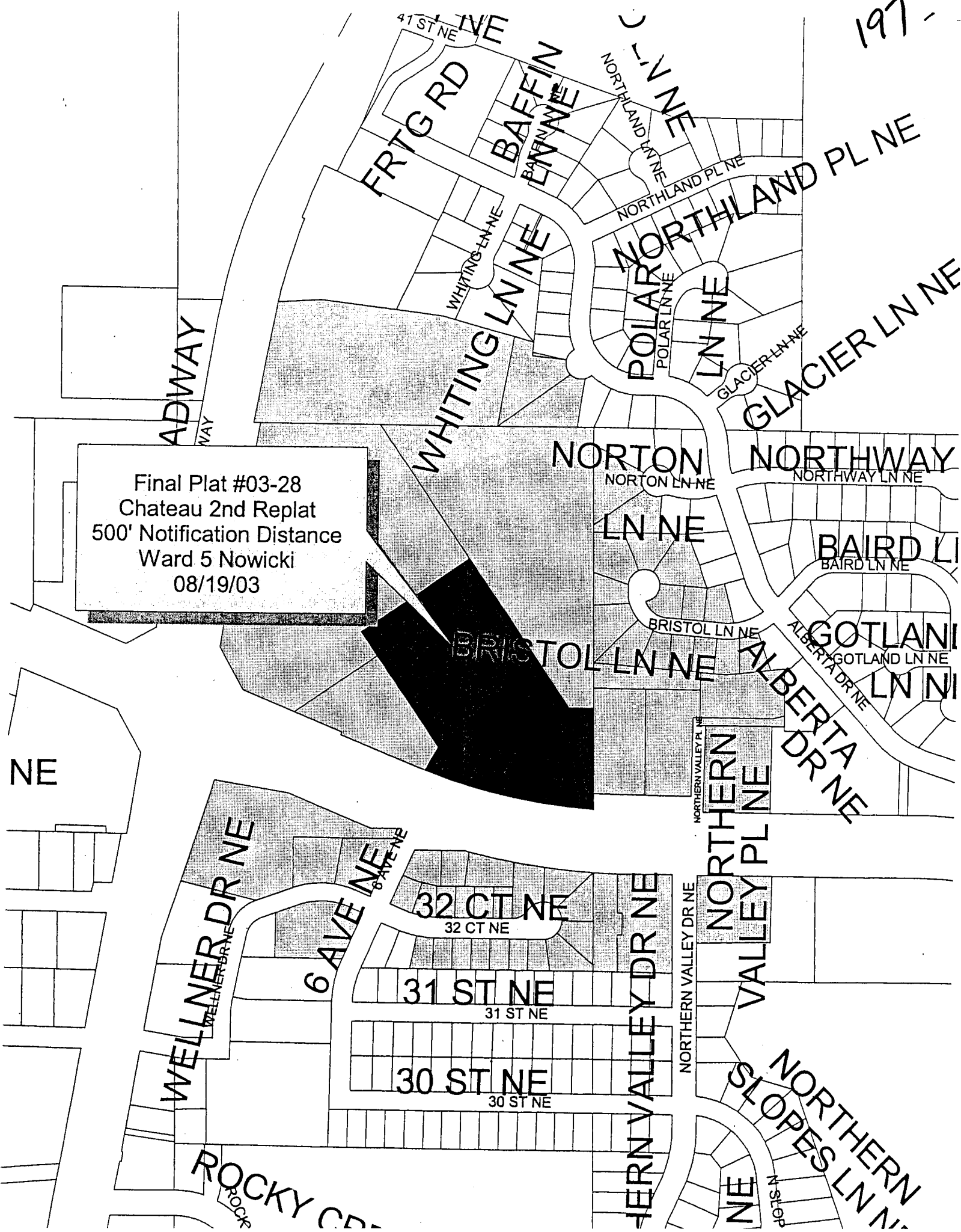


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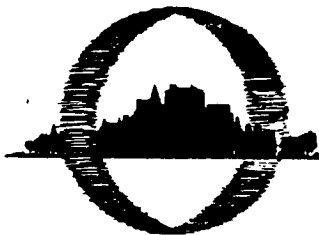
PREPARED BY
MCMILLAN & BUTTE, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
MINNEAPOLIS, MINNESOTA

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Final Plat #03-28
Chateau 2nd Replat
500' Notification Distance
Ward 5 Nowicki
08/19/03



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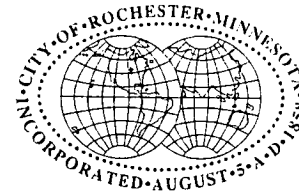
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: August 28, 2003

RE: Final Plat #03-28 by GAC Theaters, Inc. to be known as Chateau Second Replat. The applicant is proposing to re-subdivide Lot 1, Block 1, Chateau Subdivision into 2 lots for development. The property is located along the north side of East Circle Drive NE (CSAH 22), east of TH 63 and is the property where the Chateau Theatre is located.

Planning Department Review:

Applicant/Owner:

GAC Theaters, Inc.
111 South Broadway
P.O. Box 249
Rochester, MN 55903

Surveyors/Engineers:

McGhie & Betts
1648 Third Avenue SE
Rochester, MN 55901

Referral Comments:

1. Rochester Public Works Department
2. Rochester Public Utilities – Water Division
3. Planning Department – Addressing
4. MN Department of Transportation

Report Attachments:

1. Referral Comments (4 Letters)
2. Copy of Final Plat
3. Location Map

Plat Data:

Location of Property:

This plat is located along the north side of East Circle Drive NE (CASH 22), east of TH 63 and is the property where the Chateau Theatre is located.

Zoning:

The property is zoned B-4 (General Commercial) district on the City of Rochester Zoning Map.

Proposed Development:

The Plat proposes to re-subdivide Lot 1, Block 1, Chateau Subdivision into 2 lots for development.



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- Roadways:** There are no new roadways being dedicated with this plat.
- Pedestrian Facilities:** A Development Agreement has been executed for this property which addresses pedestrian facilities.
- Wetlands:** Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Soils Survey does not indicate hydric soils within this Plat.
- Drainage:** Grading and drainage plans for the development of the vacant proposed Lot 2, Block 1 will be determined at the time of Site Plan Development Review. A Storm Water Management charge will be applicable to the development of Lot 2, Block 1, for any increase in impervious surface, if on-site detention is not provided.
- Public Utilities:** Final utility plans need to be reviewed and approved.
- Gravity flow Sanitary Sewer is not currently available to serve Lot 2, Block 1. The Owner shall be required to extend utilities through a City-Owner Contract, or shall execute a Contribution Agreement to address its obligations regarding the cost for the City to extend utilities.
- Spillover Parking:** Parking for the development of each lot will be determined at the time of Site Plan Development Review.
- Parkland Dedication:** The property will not be used for residential development, therefore there are no parkland dedication requirements.

Preliminary Plat:

According to Section 61.221 of the Land Development Manual "A subdivision in which all proposed lots front on a platted or dedicated street right-of-way and no major changes to the right-of-way are proposed may be exempted from the requirements of this paragraph (Land Subdivision Permit).

Planning Staff Review and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following conditions:

1. ***Grading and Drainage Plan for the development of the vacant proposed Lot 2, Block 1 shall be determined at the time of Site Plan Development Review. A Storm Water Management charge will be applicable to the development of Lot 2, Block 1, for any increase in impervious surface, if on-site detention is not provided.***

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Final Plat #03-28
Chateau Second Replat
August 28, 2003

2. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
3. *Gravity flow Sanitary Sewer is not currently available to serve Lot 2, Block 1. The Owner shall be required to extend utilities through a City-Owner Contract, or shall execute a Contribution Agreement to address its obligations regarding the cost for the City to extend utilities.*
4. *There are items regarding landscaping and stabilization of the rock face that were required by previous Site Development Plan approval for this property, that to date have not been completed. The applicant is required to complete its obligations prior to Site Development Plan approval for Lot 2, Block 1.*

ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 8/25/03

The Department of Public Works has reviewed the application for FP#03-28, for the proposed Chateau Second Replat. The following are Public Works comments on the proposal:

1. A Development Agreement has been executed for this Property.
2. Grading & Drainage approval is required prior to development of the vacant proposed Lot 2, Block 1, if grading will involve more than 50 cu. yds of material. A Storm Water Management charge will be applicable to any increase in impervious surface for the development of Lot 2, Block 1, if on-site detention is not provided.
3. Gravity flow Sanitary Sewer is not currently available to serve Lot 2, Block 1. The Owner will be required to extend utilities through a City-Owner Contract, or shall execute a Contribution Agreement to address its obligations regarding the cost for the City to extend utilities.
4. There are items regarding landscaping and stabilization of the rock face that were required by previous Site Development Plan approval for this Property, that to date have not been completed. The applicant should be required complete its obligations of the prior SDP.

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we pledge, we deliver

August 25, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #03-28 by GAC Theaters, LLC to be known as Chateau Second Replat.

Dear Ms. Garness:

Our review of the referenced final plat is complete and we have no objections, per the preliminary utility plan review, final utility plans have yet to be reviewed.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

A handwritten signature in black ink that reads "Donn Richardson".

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: August 19, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald;

**RE: CHATEAU SECOND REPLAT
FINAL PLAT #03-28**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$40.00 (2 LOTS/ADDRESSES)

GIS IMPACT FEE: \$210.00 (2 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **CHATEAU SECOND REPLAT** the GIS / Addressing staff has found no issues to bring forth at this time.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6
Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913
Fax: 507-285-7355

August 21, 2003

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE – Suite 100
Rochester, MN 55904

Subject: Final Plat #03-28 to be known as Chateau Second Replat by Theaters, Inc. The applicant is proposing to re-subdivide Lot 3, Block 1 Chateau Subdivision into 2 lots for development. The property is located along the north side of East Circle Drive NE (CSAH 22) and along the east side of US 63.

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed and finds acceptable the Chateau Second Replat proposal by GAC Theatres. Mn/DOT encourages the City of Rochester to continually develop internal street connections to reduce impacts for both City streets and for Mn/DOT roadways.

Thank you for the opportunity to comment on this proposal. Please contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 with any questions you may have.

Sincerely,

Dale E. Maul
Planning Director

cc: Fred Sandal
Debbie Persoon-Bement
File

